



2 College Lane, Stratford-upon-Avon, CV37 6DD

Asking Price £225,000

- One bedroom cottage
- No chain
- Sitting room
- Kitchen
- Bathroom
- Courtyard garden with brick built stores
- Old Town location
- Close to amenities



NO CHAIN. An exciting opportunity to acquire this character cottage in the heart of Old Town which is within walking distance of local amenities or the town centre. The property would be an ideal holiday let, first time property, downsizer or investment opportunity.

ACCOMMODATION

Sitting/Dining room with faux fireplace, kitchen with range of matching wall and base units incorporating stainless steel sink with drainer, space for oven and fridge freezer. Double bedroom with recessed storage area with hanging rail. Bathroom having bath with shower over, wash hand basin and wc.

Outside to rear is a low maintenance paved courtyard with two brick built storage sheds, one having internal power and plumbing for washing machine, and a further benefit is a timber shed.

GENERAL INFORMATION STRATFORD TENURE

The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES

We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY

The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. The neighbouring properties either side have a refuse right of way over the central pathway of this property.

COUNCIL TAX

Council Tax is levied by the Local Authority and is understood to lie in Band C

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING D

A full copy of the EPC is available at the office if required.

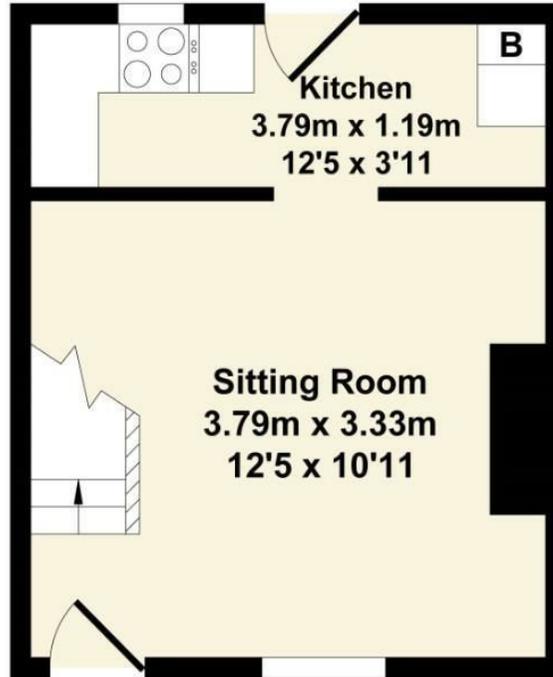
VIEWING By Prior Appointment with the selling agent.

REGULATED BY RICS

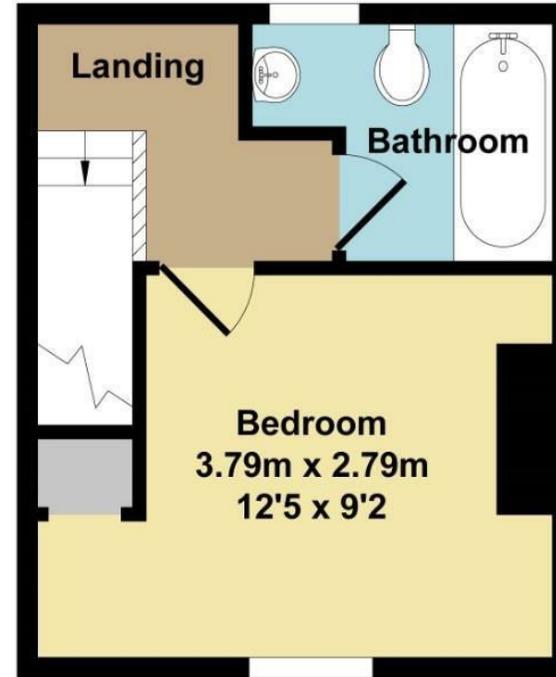


College Lane, Stratford Upon Avon, CV37 6DD
Total Approx. Floor Area 35.0 Sq.M. (376 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 17.50 Sq.M.
(188 Sq.Ft.)



First Floor
Approx. Floor
Area 17.50 Sq.M.
(188 Sq.Ft.)





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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Peter Clarke

